088.0	0001	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	542,100 / 542,100
					USE VALUE:	542,100 / 542,100
					ASSESSED:	542,100 / 542,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THAPA DILIP
Owner 2:	BASNET NEERA
Owner 3:	
Street 1:	38 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLOMIAK MARK -
Owner 2:	AMEER INGE-LISE -
Street 1:	38 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,640 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1436 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6640.000	173,700		368,400	542,100
Total Card	0.152	173,700		368,400	542,100
Total Parcel	0.152	173,700		368,400	542,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.51 | /Parcel: 377.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55718
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!7149!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,100	0	6,640.	390,100	578,200	578,200	Year End Roll	12/18/2019
2019	101	FV	142,900	0	6,640.	395,700	538,600	538,600	Year End Roll	1/3/2019
2018	101	FV	142,900	0	6,640.	295,400	438,300	438,300	Year End Roll	12/20/2017
2017	101	FV	142,900	0	6,640.	267,500	410,400	410,400	Year End Roll	1/3/2017
2016	101	FV	142,900	0	6,640.	256,300	399,200	399,200	Year End	1/4/2016
2015	101	FV	142,200	0	6,640.	217,300	359,500	359,500	Year End Roll	12/11/2014
2014	101	FV	142,200	0	6,640.	206,200	348,400	348,400	Year End Roll	12/16/2013
2013	101	FV	142,200	0	6,640.	196,200	338,400	338,400		12/13/2012

PRINT

Date	Time
12/10/20	21:49:29

LAST REV

Date	Time
04/07/20	10:50:14
mmcmakin	
7149	

USER DEFINED

Prior Id # 1:	55718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLOMIAK MARK,	54899-162		6/28/2010	Bank Sale	330,000	No	No		
SLOMIAK MARK,	54704-171		5/19/2010	Forclosure	296,660	No	No		
YOON CALVIN H &	42258-352		3/18/2004		360,000	No	No		
DEVITO JAMES A-	29714-176		1/27/1999		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2014	1539	Heat App	3,876					Alter duct connect
12/12/1994	658		12,000					ADD CLOSET-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	BS	Barbara S
3/30/2009	Measured	197	PATRIOT
6/19/2000	MLS		
5/17/2000	Entry Denied	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
2/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6640		Sq. Ft.	Site		0	70.	0.79	5			Easemen	-15					368,424						368,400	

Total AC/HA: 0.15243 | Total SF/SM: 6640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 368,424 | Spl Credit | Total: 368,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.96040004
Adj $ / SQ:	123.171
Other Features:	72505
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251734
Depreciation:	78037
Depreciated Total:	173696

COMMENTS

-5 COMMON DRIVE.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

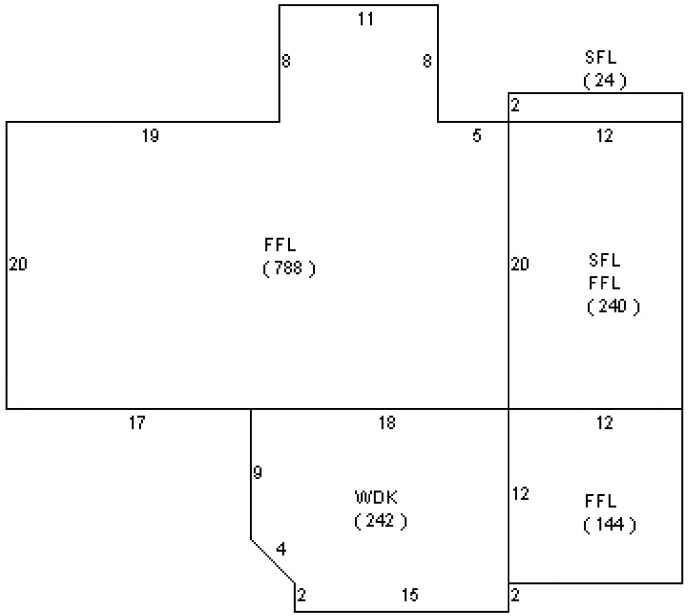
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.17
Special Features:	0	Val/Su Net:	103.52
Final Total:	173700	Val/Su SzAd	120.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	123.170	144,357
SFL	Second Floor	264	123.170	32,517
WDK	Deck	242	9.730	2,355

Net Sketched Area:	1,678		Total:	179,229	
Size Ad	1436	Gross Are	1678	FinArea	1436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

088.0-0001-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc